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2-8-2007

# Conservation Easement Monitoring-Brentwood

Jodi Castallo

*New Hampshire Estuaries Project*

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February 8, 2007

Jodi Castallo  
New Hampshire Estuaries Project  
University of New Hampshire  
Hewitt Annex 54 College Rd  
Durham, NH 03824

**Re: Conservation Easement Baseline Monitoring Documentation  
Brentwood, New Hampshire**

Jodi,

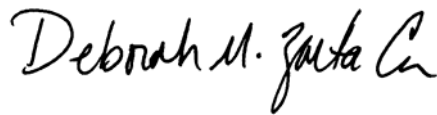
NHSC, Inc. (NHSC) has completed the baseline monitoring and documentation for fourteen (14) conservation easement parcels located in Brentwood, NH. See attached Conservation Easement Baseline Monitoring Summary Table for identification of these easement parcels. This work was completed under contract with the New Hampshire Estuaries Project, with NHSC acting as the Technical Assistance Provider for the Town of Brentwood. The following summarizes the general approach and work performed to complete the baseline documentation for each of the conservation easement parcels:

- NHSC met with the Town of Brentwood Conservation Commission on July 7, 2006 to discuss the Town's long-term management goals and the properties to include in the conservation easement baseline monitoring. The Land Trust Alliance Standards and Practices were discussed and used to establish minimum criteria for the baseline monitoring documentation.
- NHSC reviewed existing documentation for each of the subject parcels on file at the Brentwood Town Offices. Baseline documentation forms were created for each of the easement parcels and populated with relevant information from the Town files and the Rockingham County Registry of Deeds.
- Site visits were conducted for each of the easement parcels between November and December of 2006. The weather conditions for each of the site visits were favorable for locating boundary markers and overall property condition due to the seasonally dormant state of vegetation and lack of snow cover. The boundary of each site was walked, and accessible boundary markers were located using appropriate survey plans (if available). The boundary and transects of each parcel were walked to document overall conditions, accessibility and unique natural and/or historical features. Several residents and members of the Brentwood Conservation Commission provided additional information for some of the parcels and assisted in the baseline monitoring site visits.

- Baseline documentation forms for each parcel were populated with the information gathered from the file review and site walk activities. Guidelines included in the Land Trust Alliance Standards and Practices were considered during this process to ensure the minimum required information was recorded.
- USGS topographic map and 2003 aerial photograph site figures were created for each parcel. Parcel boundaries are approximate and are based on the most current tax assessor's map for the town of Brentwood.
- Individual baseline documentation folders were created for each parcel. Each folder contains a copy of the baseline documentation form, a photo log, a copy of the appropriate field map (site plan or site sketch showing photo locations and other field notes), a USGS topographic map figure, and a 2003 aerial photograph site figure.
- Baseline documentation folders were delivered to the Town of Brentwood on January 23, 2007.

Enclosed please find a copy of the individual Baseline Documentation Reports for your records. Please let me know if you have any questions or if we can be of further assistance.

Respectfully Submitted,  
NHSC, Inc.



Deborah M. Zarta Gier  
Senior Hydrologist

DMZ:jrg

enclosures

**CONSERVATION EASEMENT BASELINE MONITORING  
SUMMARY TABLE**

**TOWN OF BRENTWOOD, NH**

**NHSC, INC.  
JANUARY 2007**

<b>Brentwood Conservation Easment ID</b>	<b>Location</b>	<b>Brentwood Parcel ID (Map-Lot)</b>	<b>Acreage (tot)</b>	<b>NHSC File Review</b>	<b>NHSC Site Visit</b>	<b>Comments</b>
The Meadows, Lot 50	Robinson St/Rowell Rd (VI)	214 - 50	12.55	8/15/06	12/19/2006	Filed together as The Meadows
The Meadows, Lot 61	Robinson St/Rowell Rd (VI)	214 - 61	10.32	8/15/06	12/19/2006	
The Meadows, Lot 21	Mowhawk Lane	214 - 21	19.08	8/15/06	12/19/2006	
The Meadows, Lot 7	Robinson St	214 - 7	11.29	8/15/06	12/19/2006	
Merrill	Rowell Rd (VI)	219 - 32	95 ±	8/15/06	12/20/2006	
MacMullan	Middle Rd (111 A)	215 - 82	22	8/15/06	11/22/2006	
Nekton	Middle Rd (111 A)	215 - 80	35	8/15/06	11/22/2006	
Schmalzer	Middle Rd (111 A)	215 - 85	48	8/15/06	11/22/2006	
Dow	Old Haigh Rd (VI)	219 - 22	71.6	8/15/06	11/30/2006	Filed together as Sudduth/Dow. Assessors map does not accurately depict Sudduth parcel (see survey plan RCRD #22294).
Sudduth	Old Haigh Rd (VI)	219 - ??	13.2	8/15/06	11/30/2006	
Pimentel	44 Rowell Rd E	220 - 22.2	48.5	8/16/06	11/30/2006	
Storm	110 Pickpocket Rd	220 - 8	7.0	8/16/06	12/20/2006	
Van Buskirk	56 Rowell Rd E	220 - 24	23.1	8/16/06	11/30/2006	
Hull	Middle Rd (111 A)	215 - 4	6.7	8/16/06	11/22/2006	



Date: 11/30/06

## Conservation Area Baseline Documentation Report

Property Name: DOW

Location Road: Old Haigh Road

Town: Brentwood County: Rockingham

Landowner(s)  
(Grantor): Peter A. Dow

Address: 9 Chestnut Street

Exeter, NH 03833 Phone: ( )

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: (603) 742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total  
Acreage: 71.6 Determined by: Survey ☒ Deed ☐ Tax Map ☐ Estimate

Designated Use: Agriculture and Forestry, open space, outdoor recreation.

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Comments: Boundaries are well-marked with monuments and stonewalls.

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**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

Forested areas subject to agriculture and forestry rights.

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No rare species, communities or wildlife observed.

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Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~ 5,500' frontage along Little R / Exeter R.

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**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Sudduth	Conservation Easement		Brentwood	13.2
Stevens	Conservation Easement		Brentwood	33
Robinson	Conservation Easement		Brentwood	59
Martin	Fee Ownership		Brentwood	40
Merrill	Conservation Easement		Brentwood	97







Date: 11/22/06

## Conservation Area Baseline Documentation Report

Property Name: HULL

Location Road: Middle Road (Rt 111A)

Town: Brentwood County: Rockingham

Landowner(s)  
(Grantor): Claudia L. Hull

Address: 337 Middle road

Brentwood, NH Phone: 603-642-8647

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total  
Acreage: 6.7 Determined by: Survey x Deed    Tax Map    Estimate

Designated Use: Non-commercial usage of sand, gravel, rocks and loam. Land usage for pond creation, agriculture and forestry, outdoor recreation, other non-detrimental usage.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Location: Tax Map # 214 Lot # 4  
 Conservation Area Recording Information: Book # 3125 Page # 0180  
 Date of Recording: 9/13/03  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☒ Photos  
 Other: 2003 Aerial Site Photo

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>4 Ac</u>	Natural Pond or Lake	<u>                    </u>
Hay Field / Pasture	<u>2.5 Ac</u>	Man-Made Pond	<u>0.25 Ac</u>
Cultivated Field	<u>                    </u>	Bog	<u>                    </u>
Wetlands	<u>                    </u>	Stream or River	<u>                    </u>
Other (specify) <u>                    </u>	<u>                    </u>	Ledge / Rock Outcrop	<u>                    </u>

**Property Access:**

☒ Maintained Public Road ☐ Unmaintained Public Road (Class VI) ☐ Private Road  
 Via Legal R-O-W from: ☐ Public Road ☐ Private Road  
Middle Road

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed: 04/03 Not defined:                       
 Date:

Comments: SE and NE corners marked with rebar stakes and orange blazes. Western boundary moderate-poorly defined with blue blazes along wetland area.

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

Forested areas subject to agriculture and forestry rights.

Shallow manmade pond with cranberry bog located in SE corner of easement area. Pond area to the west (as shown on USGS 7.5' quad) has been filled in.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

Non documented or observed.

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Schmalzer	Conservation Easement		Brentwood	64
Schmalzer #2	Conservation Easement		Brentwood	48
Town Forest	Fee Ownership		Brentwood	30
MacMullen	Conservation Easement		Brentwood	22
Nekton	Conservation Easement		Brentwood	35

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Date: 11/22/06

## Conservation Area Baseline Documentation Report

**Property Name:** MACMULLEN

**Location** Road: 312 Middle Road (Rt 111A)

Town: Brentwood County: Rockingham

**Landowner(s)**  
**(Grantor):** Priscilla N. MacMullen

Address: 312 Middle Road

Brentwood, NH Phone: 603-642-7961

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

Phone: ( )

Total  
Acreage: 22 Determined by: Survey x Deed    Tax Map    Estimate

Designated Use: Agriculture and forestry, outdoor recreation, restricted motor vehicle recreation and other non-detrimental usage.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Location: Tax Map # 215 Lot # 82  
 Conservation Area Recording Information: Book # 4125 Page # 0200  
 Date of Recording: 9/13/03  
 Supporting documentation in file:    Topo Map   x   Survey Map    Soils Map    Photos  
 Other: 2003 Aerial Site Photo, RCRD plan D-30876

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>19 Ac</u>	Natural Pond or Lake	<u>          </u>
Hay Field / Pasture	<u>2 Ac</u>	Man-Made Pond	<u>          </u>
Cultivated Field	<u>          </u>	Bog	<u>          </u>
Wetlands	<u>          </u>	Stream or River	<u>1 Ac</u>
Other (specify) <u>                    </u>	<u>          </u>	Ledge / Rock Outcrop	<u>          </u>

**Property Access:**

  x   Maintained Public Road        Unmaintained Public Road (Class VI)        Private Road  
 Via Legal R-O-W from:        Public Road        Private Road  
Middle Road (111 A)

**Condition of Boundaries:**   x   corner monuments / pins found        well-marked blazes

Surveyed: 5/15/03 Not defined:             
 Date:

Comments: Boundaries are well-marked with orange flagging tape, stonewalls and granite  
monuments.

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

No rare species, communities or wildlife observed.

Forested areas subject to agriculture and forestry rights.

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**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Hull	Conservation Easement		Brentwood	7
Nekton	Conservation Easement		Brentwood	35
Schmalzer	Conservation Easement		Brentwood	64
Schmalzer #2	Conservation Easement		Brentwood	48
Town Forest	Fee Ownership		Brentwood	30



Date: 12/19/06

## Conservation Area Baseline Documentation Report

**Property Name:** THE MEADOWS – LOT 21

**Location**      Road: Mohawk Lane

Town: Brentwood      County: Rockingham

**Landowner(s)**  
**(Grantor):** The Meadows, Phase V/V-A Homeowners' Association

Address: 123 Water Street, Unit 4SE

Exeter, NH      Phone: (     )

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH      Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: (     )

Total Acreage: 19.08    Determined by: x Survey x Deed    \_\_\_ Tax Map    \_\_\_ Estimate

Designated Use: Conservation and outdoor recreation

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Property Location: Tax Map # 214 Lot # 21  
 Conservation Area Recording Information: Book # 4478 Page # 1353  
 Date of Recording: 12/12/05  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☒ Photos  
 Other: 203 Aerial Site Photo, RCCD plan #D-29064

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>19 Ac</u>	Natural Pond or Lake	_____
Hay Field / Pasture	_____	Man-Made Pond	_____
Cultivated Field	_____	Bog	_____
Wetlands	<u>10 Ac</u>	Stream or River	_____
Other (specify) _____	_____	Ledge / Rock Outcrop	_____

**Property Access:**

☒ Maintained Public Road \_\_\_\_\_ Unmaintained Public Road (Class VI) \_\_\_\_\_ Private Road  
 Via Legal R-O-W from: \_\_\_\_\_ Public Road \_\_\_\_\_ Private Road  
Mowhawk Ln.

**Condition of Boundaries:** ☒ corner monuments / pins found \_\_\_\_\_ well-marked blazes

Surveyed: \_\_\_\_\_  
 Date: 6/6/01 Not defined: \_\_\_\_\_

Comments: Northeastern boundary markers not found (inaccessible due to inundated wetlands)

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

No rare species, communities or wildlife observed. No trail access.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

None.

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Meadows Lot 50	Conservation Easement		Brentwood	12.55
Meadows Lot 61	Conservation Easement		Brentwood	10.32
Meadows Lot 7	Conservation Easement		Brentwood	11.29
Falzone	Fee Ownership		Brentwood	13
Merrill	Conservation Easement		Brentwood	95
Brown II	Conservation Easement		Brentwood	76.8
T. of Brentwood	Conservation Easement		Brentwood	80



Date: 12/19/06

## Conservation Area Baseline Documentation Report

**Property Name:** THE MEADOWS – LOT 50

**Location**      Road: Robinson Street

Town: Brentwood      County: Rockingham

**Landowner(s)**  
**(Grantor):** Joseph Falzone (trustee), Rowell Road Realty Trust

Address: 123 Water Street, Unit 4SE

Exeter, NH      Phone: (     )

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH      Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: (     )

Total Acreage: 12.55    Determined by:    Survey      x   Deed       Tax Map       Estimate

Designated Use: Conservation and outdoor recreation.

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Property Location: Tax Map # 214 Lot # 50

Conservation Area Recording Information: Book # 3520 Page # 2173

Date of  
Recording: 11/20/00

Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☐ Photos

Other: 2003 Aerial Site Photo, RCRD Plan #29016

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>12.5 Ac</u>	Natural Pond or Lake	<u>                    </u>
Hay Field / Pasture	<u>                    </u>	Man-Made Pond	<u>                    </u>
Cultivated Field	<u>                    </u>	Bog	<u>                    </u>
Wetlands	<u>6 Ac</u>	Stream or River	<u>                    </u>
Other (specify) <u>                    </u>	<u>                    </u>	Ledge / Rock Outcrop	<u>                    </u>

**Property Access:**

☒ Maintained Public Road ☒ Unmaintained Public Road (Class VI) ☐ Private Road

Via Legal R-O-W from:            Public Road            Private Road

Robinson St (Meadows), Rowell Rd (Class VI), woods road off of Rowell Rd.

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed:  
Date: 8/30/00 RCCD #29016 Not defined:

Comments: No corner monument found at southwest corner along Rowell Rd.

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**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

Limited access to recreation trails from Rowell Rd.

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No rare species, communities or wildlife observed.

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Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~ 700' frontage along Rowell Road and the Exeter River.

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**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Meadows Lot 21	Conservation Easement		Brentwood	19.08
Meadows Lot 61	Conservation Easement		Brentwood	10.32
Meadows Lot 7	Conservation Easement		Brentwood	11.29
Falzone	Fee Ownership		Brentwood	13
Merrill	Conservation Easement		Brentwood	95

Brown II	Conservation Easement	Brentwood	76.8
T. of Brentwood	Conservation Easement	Brentwood	80



Date: 12/19/06

## Conservation Area Baseline Documentation Report

**Property Name:** THE MEADOWS – LOT 61

**Location** Road: Robinson Street

Town: Brentwood County: Rockingham

**Landowner(s)  
(Grantor):** Joseph Falzone (trustee), Rowell Road Realty Trust

Address: 123 Water Street, Unit 4SE

Exeter, NH Phone: ( )

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total Acreage: 10.32 Determined by: x Survey x Deed x Tax Map     Estimate

Designated Use: Conservation and outdoor recreation.

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Property Location: Tax Map # 214 Lot # 61  
 Conservation Area Recording Information: Book # 4478 Page # 1353  
 Date of Recording: 05/11/05  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☐ Photos  
 Other: 2003 Aerial Site Photo, RCRD plan #D-29231

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>10 Ac</u>	Natural Pond or Lake	<u>                    </u>
Hay Field / Pasture	<u>                    </u>	Man-Made Pond	<u>                    </u>
Cultivated Field	<u>                    </u>	Bog	<u>                    </u>
Wetlands	<u>5 Ac</u>	Stream or River	<u>                    </u>
Other (specify) <u>                    </u>	<u>                    </u>	Ledge / Rock Outcrop	<u>                    </u>

**Property Access:**

☒ Maintained Public Road ☒ Unmaintained Public Road (Class VI) ☐ Private Road  
 Via Legal R-O-W from:                      Public Road                      Private Road  
Robinson St (Meadows), Rowell Rd (Class VI), woods road off of Rowell Rd.

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed: 09/06/01 Not defined:                       
 Date:



Comments: Boundaries are well-defined.

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**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

No rare species, communities or wildlife observed. Debris observed along woods road, northeast of Rowell Rd. and @ northeast property corner along Rowell Rd.

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Access to one recreational trail (woods road) from Rowell Rd.

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Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~ 600' Frontage along Rowell Rd (Class VI).

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**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Meadows Lot 50	Conservation Easement		Brentwood	12.55
Meadows Lot 21	Conservation Easement		Brentwood	19.08
Meadows Lot 7	Conservation Easement		Brentwood	11.29
Falzone	Fee Ownership		Brentwood	13
Merrill	Conservation Easement		Brentwood	95

Brown II	Conservation Easement	Brentwood	76.8
T. of Brentwood	Conservation Easement	Brentwood	80



Date: 12/19/06

## Conservation Area Baseline Documentation Report

**Property Name:** THE MEADOWS – LOT 7

**Location** Road: Robinson Street

Town: Brentwood County: Rockingham

**Landowner(s)**  
**(Grantor):** The Meadows, Phase IV Homeowners' Association

Address: 123 Water Street, Unit 4SE

Exeter, NH Phone: ( )

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total Acreage: 11.29 Determined by:    Survey   x   Deed    Tax Map    Estimate

Designated Use: Conservation and outdoor recreation.

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Property Location: Tax Map # 214 Lot # 7

Conservation Area Recording Information: Book # 4478 Page # 1367

Date of  
Recording: 5/11/05

Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☒ Photos

Other: 2003 Aerial Site Photo, RCCD plan #D29016

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>10 Ac</u>	Natural Pond or Lake	<u>                    </u>
Hay Field / Pasture	<u>                    </u>	Man-Made Pond	<u>                    </u>
Cultivated Field	<u>                    </u>	Bog	<u>                    </u>
Wetlands	<u>8 Ac</u>	Stream or River	<u>2 Ac</u>
Other (specify) <u>                    </u>	<u>                    </u>	Ledge / Rock Outcrop	<u>                    </u>

**Property Access:**

☒ Maintained Public Road ☐ Unmaintained Public Road (Class VI) ☐ Private Road

Via Legal R-O-W from: ☐ Public Road ☐ Private Road

Robinson Street

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed: 8/30/00 RCCD #29016 Not defined:                     

Date:

Comments: Survey pins or monuments were not located along the northern lot boundary  
(access restricted due to inundated wetlands).

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

No recreation trails or access. Stream and contiguous wetland system across central portion of property with limited upland areas. No rare species, communities or wildlife observed.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

None.

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Meadows Lot 50	Conservation Easement		Brentwood	12.55
Meadows Lot 61	Conservation Easement		Brentwood	10.32
Meadows Lot 21	Conservation Easement		Brentwood	19.08
Falzone	Fee Ownership		Brentwood	13
Merrill	Conservation Easement		Brentwood	95

Brown II	Conservation Easement	Brentwood	76.8
T. of Brentwood	Conservation Easement	Brentwood	80



Date: 12/20/06

## Conservation Area Baseline Documentation Report

**Property Name:** MERRILL

**Location** Road: Rowell Road East (Class VI)

Town: Brentwood County: Rockingham

**Landowner(s)  
(Grantor):** Sydney A., Jane B., Nancy C., and John M. Merrill

Address: 112 Front Street

Exeter, NH Phone: 603-772-3101 / 772-2506

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total Acreage: 95 Determined by: ☒ Survey ☐ Deed ☐ Tax Map ☐ Estimate

Designated Use: Conservation, outdoor recreation, education.

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Property Location: Tax Map # 219 Lot # 32  
 Conservation Area Recording Information: Book # 2990 Page # 2068  
 Date of Recording: 06/24/93  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☒ Photos  
 Other: 2003 Aerial Site Photo

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>95 Ac</u>	Natural Pond or Lake	_____
Hay Field / Pasture	_____	Man-Made Pond	_____
Cultivated Field	_____	Bog	_____
Wetlands	<u>5</u>	Stream or River	_____
Other (specify) _____	_____	Ledge / Rock Outcrop	_____

**Property Access:**

☐ Maintained Public Road ☒ Unmaintained Public Road (Class VI) ☐ Private Road  
 Via Legal R-O-W from: \_\_\_\_\_ Public Road \_\_\_\_\_ Private Road  
Rowell Road (Class VI)

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed: \_\_\_\_\_  
 Date: 09/06/01 Not defined: \_\_\_\_\_

Comments: Well-defined easement boundary with stonewalls and placards around entire  
parcel.



**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

Easement property is easily accessible for recreation from the gated woods road at the southeast corner. Forested areas are open and easily navigable. No rare species, communities or wildlife observed. Potential vernal pool habitat along the floodplain of Exeter R.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~ 2200' frontage along Exeter R., ~950' frontage along Rowell Rd.

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Sudduth/Dow	Conservation Easement		Brentwood	84.8
Falzone	Fee Ownership		Brentwood	13
Merrill (multiple)	Conservation Easement		Brentwood	53
Pratt	Conservation Easement		Brentwood	55



Date: 11/22/06

## Conservation Area Baseline Documentation Report

**Property Name:** NEKTON

**Location** Road: Middle Road (Rt 111A)

Town: Brentwood County: Rockingham

**Landowner(s)**  
**(Grantor):** Kathy N. and Roger A. Nekton

Address: 304 Middle Road

Brentwood, NH Phone: ( )

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total Acreage: 35 Determined by: Survey x Deed    Tax Map    Estimate

Designated Use: Agriculture and forestry, outdoor recreation, limited motor vehicle  
recreation and other non-detrimental usage.

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Property Location: Tax Map 215 Lot # 80  
# \_\_\_\_\_

Conservation Area Recording Information: Book # 4125 Page # 0219

Date of  
Recording: 09/13/03

Supporting documentation in file: ☐ Topo Map ☒ Survey Map ☐ Soils Map ☒ Photos

Other: Conservation Easement Plan, 2003 Aerial Site Photo

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>25 Ac</u>	Natural Pond or Lake	_____
Hay Field / Pasture	<u>10 Ac</u>	Man-Made Pond	_____
Cultivated Field	_____	Bog	_____
Wetlands	_____	Stream or River	_____
Other (specify) _____	_____	Ledge / Rock Outcrop	_____

**Property Access:**

☒ Maintained Public Road ☐ Unmaintained Public Road (Class VI) ☐ Private Road  
Via Legal R-O-W from: ☐ Public Road ☐ Private Road  
Middle Road (111 A)  
\_\_\_\_\_  
\_\_\_\_\_

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed: 05/15/03 Not defined: \_\_\_\_\_  
Date: \_\_\_\_\_

Comments: Western boundary marked with orange flagging and a stonewall (northernmost portion only). NW, SW corners marked with granite monuments. Northern extent well-marked with granite monuments across field/pasture area. No monuments found along roadside portion of the easement area.

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

No rare species, communities or wildlife observed.

Forested areas subject to agriculture and forestry rights.

Two areas of miscellaneous solid waste. located ~ 950' south of Middle rd, near the eastern property boundary and in small rectangular clearing along eastern boundary (former structure ?) ~ 1500' south of Middle Road.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~1200' frontage along Exeter River

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Hull	Conservation Easement		Brentwood	6.7
MacMullen	Conservation Easement		Brentwood	22
Schmalzer	Conservation Easement		Brentwood	64
Schmalzer #2	Conservation Easement		Brentwood	48
Town Forest	Fee Ownership		Brentwood	30

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Date: 11/30/06

## Conservation Area Baseline Documentation Report

**Property Name:** PIMENTEL

**Location** Road: 44 Rowell Road

Town: Brentwood County: Rockingham

**Landowner(s)**  
**(Grantor):** Frances & Frank Pimentel

Address: 44 Rowell Road

Brentwood, NH Phone: 603-642-6400

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total Acreage: 48.5 Determined by:    Survey   x   Deed    Tax Map    Estimate

Designated Use: Agriculture and forestry, outdoor recreation, other non-detrimental usage.

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Location: Tax Map # 220 Lot # 22.2  
 Conservation Area Recording Information: Book # 4439 Page # 0805  
 Date of Recording: 02/18/05  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☒ Photos  
 Other: 2003 Aerial Site Photo, RCRD plan #D32424

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>48 Ac</u>	Natural Pond or Lake	<u>                    </u>
Hay Field / Pasture	<u>                    </u>	Man-Made Pond	<u>                    </u>
Cultivated Field	<u>                    </u>	Bog	<u>                    </u>
Wetlands	<u>30 Ac</u>	Stream or River	<u>                    </u>
Other (specify) <u>                    </u>	<u>                    </u>	Ledge / Rock Outcrop	<u>                    </u>

**Property Access:**

☒ Maintained Public Road ☐ Unmaintained Public Road (Class VI) ☐ Private Road  
 Via Legal R-O-W from: ☐ Public Road ☐ Private Road  
Middle Road (111 A)

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed: 03/03/03 Not defined:                       
 Date:                     

Comments: Southern property boundary access is difficult due to inundated wetland areas  
along Exeter R.

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

No rare species, communities or wildlife observed. No trails for recreation access.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

472' frontage along Exeter River

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Van Buskirk	Conservation Easement		Brentwood	23.1
Brown I	Conservation Easement		Brentwood	14
Pratt	Conservation Easement		Brentwood	55
Merrill	Conservation Easement		Brentwood	97
Storm	Conservation Easement		Brentwood	7





Date: 11/22/06

## Conservation Area Baseline Documentation Report

**Property Name:** SCHMALZER

**Location** Road: Middle Road (Rt 111A)

Town: Brentwood County: Rockingham

**Landowner(s)**  
**(Grantor):** Victor and Emily Schmalzer

Address: 335 Middle Road

Brentwood, NH Phone: 603-642-5409

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: (     )

Total Acreage: 48 Determined by: x Survey x Deed    Tax Map    Estimate

Designated Use: Agriculture and forestry, non-commercial outdoor recreation, other  
non-detrimental usage.

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Property Location: Tax Map # 215 Lot # 85  
 Conservation Area Recording Information: Book # 4125 Page # 0159  
 Date of Recording: 09/13/03  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☒ Photos  
 Other: 2003 Aerial Site Photo

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>48 ac</u>	Natural Pond or Lake	_____
Hay Field / Pasture	_____	Man-Made Pond	_____
Cultivated Field	_____	Bog	_____
Wetlands	<u>5 ac</u>	Stream or River	_____
Other (specify) _____	_____	Ledge / Rock Outcrop	_____

**Property Access:**

☒ Maintained Public Road \_\_\_\_\_ Unmaintained Public Road (Class VI) \_\_\_\_\_ Private Road  
 Via Legal R-O-W from: \_\_\_\_\_ Public Road \_\_\_\_\_ Private Road  
Middle Road (111 A)

**Condition of Boundaries:** ☒ corner monuments / pins found \_\_\_\_\_ well-marked blazes

Surveyed: \_\_\_\_\_  
 Date: 12/13/94 Not defined: \_\_\_\_\_

Comments: NW and SW corners marked by aluminum stake with orange flagging tape.

SE corner marked with cemented steel casing with orange blaze and granite monument.

NE corner – marker not found. Eastern boundary marked with orange flagging and stonewall

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

- Forested areas subject to agriculture and forestry rights.
- Maintained trails for walking and limited horseback usage.
- Historic monument (Harold Hutchinson) and ~ 300 + yr old oak tree located approximately 600ft south of Middle Rd, along western boundary. Historic stone vault (unknown use) located ~ 600' east of the western boundary trail in the south-central portion of the easement area.
- Possible vernal pool located ~ 900' north of the Exeter R., along western boundary (former sandpit).
- Minor amounts of miscellaneous non- hazardous solid waste (steel and wood debris) in small area near western boundary ~ 1000' N of Exeter R.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

472' frontage along Exeter River

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**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Schmalzer	Conservation Easement		Brentwood	64
MacMullen	Conservation Easement		Brentwood	22
Nekton	Conservation Easement		Brentwood	35
Town Forest	Fee Ownership		Brentwood	30



Date: 12/20/06

## Conservation Area Baseline Documentation Report

**Property Name:** STORM

**Location** Road: 110 Pickpocket Road

Town: Brentwood County: Rockingham

**Landowner(s)  
(Grantor):** Jane Storm

Address: 110 Pickpocket Road

Brentwood, NH Phone: 603-772-4812

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: ( )

Total Acreage: 7 Determined by:    Survey   x   Deed    Tax Map    Estimate

Designated Use: Agriculture and forestry, outdoor recreation, other non-detrimental usage.

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Property Location: Tax Map # 220 Lot # 8  
 Conservation Area Recording Information: Book # 4439 Page # 0822  
 Date of Recording: 02/18/05  
 Supporting documentation in file: x Topo Map x Survey Map    Soils Map x Photos  
 Other: 2003 Aerial Site Photo, RCRD Plan #33127

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>6 Ac</u>	Natural Pond or Lake	<u>                    </u>
Hay Field / Pasture	<u>                    </u>	Man-Made Pond	<u>                    </u>
Cultivated Field	<u>                    </u>	Bog	<u>                    </u>
Wetlands	<u>1 Ac</u>	Stream or River	<u>                    </u>
Other (specify) <u>                    </u>	<u>                    </u>	Ledge / Rock Outcrop	<u>                    </u>

**Property Access:**

x Maintained Public Road        Unmaintained Public Road (Class VI)        Private Road  
 Via Legal R-O-W from:        Public Road        Private Road  
Pickpocket Rd.

**Condition of Boundaries:** x corner monuments / pins found        well-marked blazes

Surveyed: 07/03 Not defined:                       
 Date:                     

Comments: Boundaries marked with orange flagging tape.

Reserve area (residence) marked by granite monuments.

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

Well-maintained trails and thinned brush throughout forested easement area.

No rare species, communities or wildlife observed. Potential vernal pool habitat along Exeter R.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~ 950' frontage along Exeter R.

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Pimentel	Conservation Easement		Brentwood	48.5
Van Buskirk	Conservation Easement		Brentwood	23.1
Swasey	Conservation Easement		Exeter	90
T. of Brentwood	Conservation Easement		Brentwood	80



Date: 11/30/06

## Conservation Area Baseline Documentation Report

**Property Name:** SUDDUTH

**Location**      Road: Old Haigh Road

Town: Brentwood      County: Rockingham

**Landowner(s)  
(Grantor):** Scott S. Sudduth

Address: Box 226

Newfields, NH      Phone: 603-772-4812

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH      Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: (     )

Total Acreage: 13.2      Determined by:    Survey   x   Deed    Tax Map    Estimate

Designated Use: Agriculture and forestry, other non-detrimental usage.

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Property Location: Tax Map # 219 Lot # \_\_\_\_\_  
 Conservation Area Recording Information: Book # 2990 Page # 2059  
 Date of Recording: 06/24/93  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☐ Photos  
 Other: 2003 Aerial Site Photo

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>13 ac</u>	Natural Pond or Lake	_____
Hay Field / Pasture	_____	Man-Made Pond	_____
Cultivated Field	_____	Bog	_____
Wetlands	<u>5 ac</u>	Stream or River	_____
Other (specify) _____	_____	Ledge / Rock Outcrop	_____

**Property Access:**

☐ Maintained Public Road ☒ Unmaintained Public Road (Class VI) ☐ Private Road  
 Via Legal R-O-W from: \_\_\_\_\_ Public Road \_\_\_\_\_ Private Road  
Old Haigh Road (class VI)

**Condition of Boundaries:** ☒ corner monuments / pins found ☐ well-marked blazes

Surveyed: \_\_\_\_\_  
 Date: 07/03 Not defined: \_\_\_\_\_

Comments: No monuments along Old Haigh Rd.

Granite monuments found along boundary abutting residential properties. River defines eastern Boundary. Northern boundary not marked (NW corner shown as 10" hemlock on plan).



**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

Waterfront access is utilized by abutting residences. One small dock is located along river bank behind residence. Two canoes observed on easement property. One surface water discharge observed behind residence via PVC pipe protruding from river bank (on easement property).

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~ 5,300' frontage along Little R/Exeter R.

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Dow	Conservation Easement		Brentwood	71.6
Merrill	Conservation Easement		Brentwood	97
Falzone	Fee Ownership		Brentwood	13
Merrill (multiple)	Conservation Easement		Brentwood	53



Date: 11/30/06

## Conservation Area Baseline Documentation Report

**Property Name:** VAN BUSKIRK

**Location** Road: 56 Rowell Road East

Town: Brentwood County: Rockingham

**Landowner(s)  
(Grantor):** Phillip & Paula Van Buskirk

Address: 56 Rowell Road East

Brentwood, NH Phone: 603-772-8079

Easement Grantee/Holder: Town of Brentwood

Address: 1 Dalton Road

Brentwood, NH Phone: 603-742-3938

Back-Up or Executory Interest Grantee (if applicable) N/A

Address: \_\_\_\_\_

\_\_\_\_\_ Phone: (     )

Total Acreage: 23.1 Determined by:    Survey   x   Deed    Tax Map    Estimate

Designated Use: Agriculture and forestry, outdoor recreation, other non-detrimental usage.

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Property Location: Tax Map # 220 Lot # 24  
 Conservation Area Recording Information: Book # 4439 Page # 0839  
 Date of Recording: 02/18/05  
 Supporting documentation in file: ☒ Topo Map ☒ Survey Map ☐ Soils Map ☐ Photos  
 Other: 2003 Aerial Site Photo, RCRD plan #D 32683

**List Approximate Acreage or Indicate Occurrence of Natural Features:**

Forest	<u>23 Ac</u>	Natural Pond or Lake	<u>                    </u>
Hay Field / Pasture	<u>                    </u>	Man-Made Pond	<u>                    </u>
Cultivated Field	<u>                    </u>	Bog	<u>                    </u>
Wetlands	<u>10 Ac</u>	Stream or River	<u>                    </u>
Other (specify) <u>                    </u>	<u>                    </u>	Ledge / Rock Outcrop	<u>                    </u>

**Property Access:**

☒ Maintained Public Road                      Unmaintained Public Road (Class VI)                      Private Road  
 Via Legal R-O-W from:                      Public Road                      Private Road  
Rowell Road East

**Condition of Boundaries:** ☒ corner monuments / pins found                      well-marked blazes

Surveyed: 10/24/03 Not defined:                       
 Date:                     

Comments: Boundaries are well marked along reserve area (residence) by stonewalls and  
survey markers. Southwestern portion of property (in flood zone of Exeter R.) is not well-marked

**Describe the Property Condition**, including land use and management; unusual ecological, historical, geological, or other features. Include rare or unusual plant species, ecological communities, and wildlife. Note condition of any specific property areas or features that may change when the landowner exercises reserved rights.

No rare species, communities or wildlife observed. No trails for recreation access.

Southwest portion of easement area is mostly inundated wetlands along floodplain of the Exeter R.

Does the property have: frontage on a scenic road, prime wetlands, historic or geologic landmarks? Explain.

~ 3300' frontage along Exeter River.

**Nearby state, federal, or private conservation lands:**

Tract Name	Type of Protection	Owner	Town	Acres
Brown I	Conservation Easement		Brentwood	14
Pratt	Conservation Easement		Brentwood	55
Merrill	Conservation Easement		Brentwood	97
Pimentel	Conservation Easement		Brentwood	48.5
Storm	Conservation Easement		Brentwood	7